

40 Hazel Avenue, Guildford, Surrey. GU1 1NS

- Updating Required
- Scope To Extend (STP)
- Enclosed Rear Garden
- Garage
- Two Reception Rooms
- Three Bedrooms
- Gas Central Heating
- Double Glazed
- Parking
- No Onward Chain



PROPERTY DESCRIPTION

This semi detached home comes to the market offering a buyer a fantastic opportunity to update and extend (STP) The ground floor offers a separate lounge, dining room, kitchen, cloakroom and access to the garage whilst the first floor benefits from three bedrooms and bathroom. Further benefits include gas central heating, double glazing, off road parking, garage and a delightful , enclosed rear garden. Local amenities are nearby as are bus routs but to fully appreciate the accommodation viewings are highly recommended.NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

Through to:

Entrance Hall

Stairs to first floor landing, radiator, doors to:

Lounge

Front aspect double glazed window, radiator, door to:

Dining Room

Rear aspect doors, radiator, door to:

Kitchen

Rear aspect double glazed window, range of units, space for appliances, side aspect door to:

Inner Lobby

Rear aspect door, door to garage, storage room, w.c

First Floor

Landing

Loft access, doors to:

Bedroom

Front aspect window, radiator

Bedroom

Rear aspect window, radiator

Bedroom

Front aspect window, radiator

Bathroom

Rear aspect window, panel enclosed bath, low level w.c, wash hand basin, radiator.

Outside

Garden

In our opinion a lovely feature of this home, hard standing area with the remainder laid to lawn, panel fencing.

Garage

Up and over door, power and light.

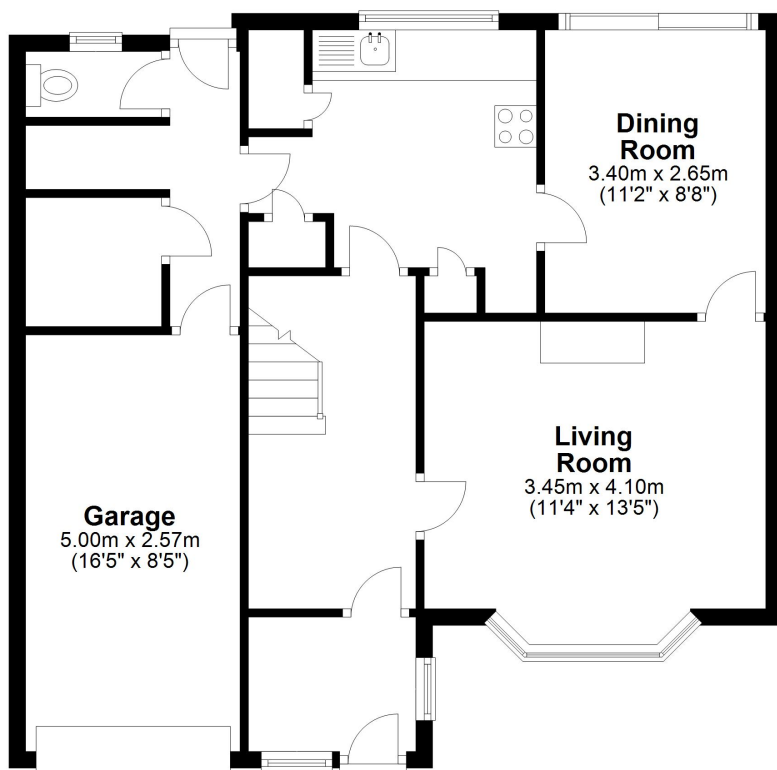


FLOORPLAN



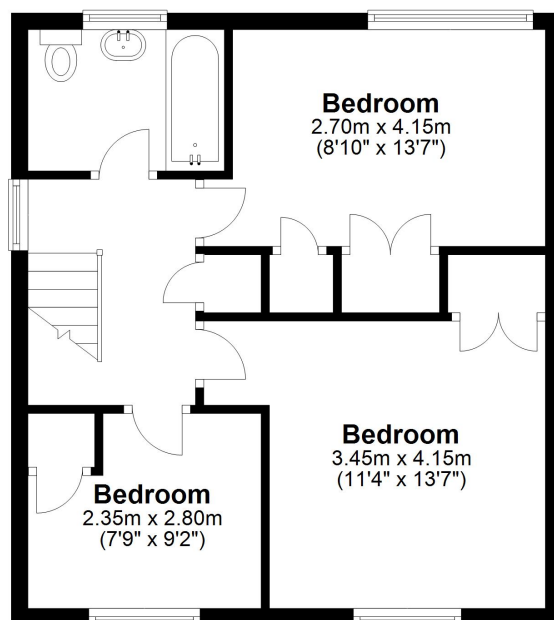
Ground Floor

Approx. 69.3 sq. metres (746.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 112.9 sq. metres (1214.9 sq. feet)